



महाराष्ट्र शासन राजपत्र असाधारण भाग दोन

वर्ष २, अंक ४९]

शनिवार, ऑगस्ट ६, २०१६/श्रावण १५, शके १९३८

[पृष्ठ ७ किंमत : रुपये १२.००

असाधारण क्रमांक ७९

प्राधिकृत प्रकाशन

ठाणे महानगरपालिका, ठाणे

जाहीर सूचना

(महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये.)

जा. क्रमांक ठामपा/शविवि/वियोअंक/९४१.

ज्याअर्थी, राज्य शासनाच्या नगरविकास विभागाने शासकीय अधिसूचना क्रमांक टीपीएस-१२९५/सीआर-२२२/९४/नवि-१२, दिनांक २८ एप्रिल १९९५ अन्वये ठाणे शहराच्या प्रारूप विकास नियंत्रण नियमावलीत काही फेरबदल व काही नियमावली वगळून (यापुढे “ उक्त नियमावली ” असे संबोधिले आहे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे “ उक्त अधिनियम ” असे संबोधिले आहे) अन्वये मंजुरी दिली आहे व सदर नियमावली दिनांक १ जून १९९५ पासून अंमलात आहे ;

ज्याअर्थी, ठाणे शहराची सुधारित विकास योजना शासन निर्णय क्रमांक टीपीएस-१२९७/१३१९/सीआर-१४८/९७/नवि-१२, दिनांक ४ ऑक्टोबर १९९९ अन्वये मंजूर असून, दिनांक २२ नोव्हेंबर १९९९ पासून अंमलात आली. तसेच सुधारित विकास योजनेतील वगळलेले क्षेत्र (Excluded portion EP) शासन निर्णय क्र. टीपीएस-१२०१/२७४/सीआर-२८/२००९/नवि-१२, दिनांक ३ एप्रिल २००३ अन्वये मंजूर असून दिनांक १४ मे २००३ पासून अंमलात आली आहे. (यापुढे “ उक्त मंजूर विकास योजना ” असे संबोधिले आहे);

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १५४ सह कलम ३७ (१) अन्वये शासनाने विकास नियंत्रण नियमावलीत सांडपाणी प्रक्रिया व पुनर्वापर करणेबाबतची तरतूद समाविष्ट करणेबाबत आदेश क्र. टीपीएस-२४१३/ना.शि.का१९/प्र.क्र.२४५/२०१३/नवि-९, दिनांक १५ जानेवारी २०१६ अन्वये आदेश दिलेले आहेत. सदर आदेशानुसार आदेश निर्गमित झाल्याच्या दिनांकापासून कलम १५४ च्या तरतुदी लागू होऊन उक्त नियमावली बाबत महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३७(१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून यथायोग्य प्रस्ताव शासनास मंजुरीस्तव सादर करण्याचे आदेश आहे. सदर आदेशानुसार महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३७(१) अन्वये करावयाच्या फेरबदलाचा तक्ता खालीलप्रमाणे आहे.

मंजूर विकास नियंत्रण नियमावली कलम १७२ मधील
तरतुदी
(१)

Bye-laws for recycling and reuse of waste water :—

- (1) The use of potable domestic water for non potable uses like car washing, gardening, construction purposes, landscaping is for bidden by virtue of powers vested with government.
- (2) Unless otherwise stipulated, arrangements shall be provided as an integral part of all new layouts, having tenements more than 300 and wherever 0.5 MLD of water is supplied to commercial establishments provision for reuse of recycles water for purposes such as toilet flushing, gardening, car washing, construction purposes.
- (3) Any builder/individual applying for approval for construction of a new set of buildings should make provision for reuse of recycled water.
- (4) The essential parts of a recycling system will be separate pipes for collecting Grey water. The term grey water refers to the waste water generated from bathroom. lundry and kitchen.
- (5) Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to toilets, garden taps, car washing taps etc.
- (6) Only water from toilets should be let in to sewerage system.
- (7) Where ever arrangements from reuse of recycled water is provided additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
- (8) The Corporation may in exceptional cases due to dearth of land or water logged area exempt (with the approval from Municipal Commissioner) form providing facility for recycling the grey water.
- (9) The agency engaged for installation of system for reuse of recycled water should be in conformity with national standards.

मंजूर विकास नियंत्रण नियमावली कलम १७२ मधील
प्रस्तावित फेरबदल
(२)

Regulations for Waste Water Treatment and Recycling :

A. TYPES OF WASTE WATER

- (1) Black Water : It means waste water from W.C. urinals and M.S.W.
- (2) Grey Water : It means waste water from bathroom, sinks and wash areas.
- (3) Apart from residential waste water. Waste water generated from industrial, medical, commercial usage shall also be treated as per guidelines given by the Pollution Control Board.

B. APPLICABILITY

These regulations shall be applicable to all developments/ redevelopments, part developments on plots having an area of 4,000 sq.m, or more as well those mentioned under (C-2) to (C-6) shall have the provision for treatment, recycling and reuse of waste water. The applicant shall along with his application for obtaining necessary layout approval/building permission shall submit a plan showing the location of waste water treatment plant, furnishing details of calculations, references, implementation, etc. This plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

C. REGULATIONS

(C-1) For layout approval/building permission

- I. In case of residential layouts, area admeasuring 4000 sq.m.(1 acre) or more, in addition to the open space prescribed in the bye-laws, a separate space for waste water treatment and recycling plant should be earmarked in the layout.
- II. The recycled water shall be used for gardening, car washing, toilet flushing, irrigation, etc and in no case for drinking, bathing, washing utensils, clothes, etc.
- III. On the layout plan, all chambers, plumbing lines which are a part of waste water treatment should be marked an different colour while submitting the layout for approval to the concerned Municipal Corporation / Council/ Approving authority.

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- IV. Only provision for basic civil work and required machinery will be proposed by the concerned Municipal Corporation / Council. Other than this provision for additional machinery, pipes, tanks, landscape should be provided by owner/ developer at his own cost.
- V. A clause must be included by the owner / developer in the purchase agreement that the purchaser, owner of the premises/ organization or society of the purchasers shall ensure that.
- (a) The recycled water is tested every six months either in Municipal Laboratory or in the laboratory approved by Municipal Corporation or by State Government and the result of which shall be made accessible to the competent Authority / EHO of the respective Ward Office.
- (b) Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be complied, Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective wards.
- (C-2) Group Housing / Apartment Building
- (i) In case of group housing if the built-up area is 2000 sq.m, or above or if consumption of water is 20,000 lit/day or more, or if a multi-storied building which has 50 tenements or more, then waste water treatment and recycling plant as mentioned in (C-1) should be constructed.
- (C-3) Educational, Industrial, Commercial, Government. Semi-government organization, hotels, lodging etc.
- (i) For all buildings in this category having a build-up area of 1500 sq.m, or more and if water consumption is 20,000 lit/day or more, then provision for waste water treatment and recycling plant as mentioned in (C-1) is mandatory.
- (C-4) Hospitals
- (i) All hospitals having 40 or more basis, must provided a waste water treatment and recycling plant as mentioned in (C-1)

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(C-5) Vehicle Servicing Garages

- (i) All vehicle servicing garages shall ensure that the waste water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1)

(C-6) Other hazardous uses

- (i) All other establishments/buildings where chances of waste water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned competent authority may direct the owners, users of such establishment, buildings to treat their waste water as per the directions laid in (C-1)

D. PENALTY

- (i) Any owner/ developer/ organization/ society violating the provisions of these bye-laws, shall be fined Rs. 2500 on the day of detection and if the violation continues, then shall be fined Rs. 100 for every day as concrete action after written notice from the concerned competent authority.
- (ii) If the result of test as mentioned in (C-1 v.a.b.) are not satisfactory, then the concerned owner/developer/ organization /society shall be charged a penalty of Rs. 300 per day till the necessary preventive action is taken and disconnection of water connection also.

आणि ज्याअर्थी, वरीलप्रमाणे महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १५४ सह कलम ३७ (१) फेरबदल प्रस्तावास मा. सर्वसाधारण सभा ठराव क्र. २७ दिनांक २० एप्रिल २०१६ अन्वये सर्व वैधानिक कार्यवाही करण्यास मंजुरी दिलेली आहे.

आणि त्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३७ (१) मधील तरतुदीनुसार मंजूर विकास नियंत्रण नियमावलीतील उक्त फेरबदलाकरिता आम जनतेच्या सूचना/ हरकती मागविणेसाठी ही सूचना महाराष्ट्र शासनाचे राजपत्र, वर्तमानपत्र व सहायक संचालक, नगररचना, ठाणे महानगरपालिका, ठाणे शहर विकास विभाग, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे सूचना फलकावर तसेच www.tmctp.thanecity.gov.in ह्या ठाणे महानगरपालिकेच्या वेबसाईटवर प्रसिद्ध करण्यात येत आहे. उक्त विकास नियंत्रण नियमावलीतील फेरबदलाचा मसुदा जनतेच्या अवलोकनार्थ सहायक संचालक, नगररचना, ठाणे महानगरपालिका, डॉ. अल्मेडा रोड, पाचपाखाडी, ठाणे यांचे कार्यालयीन सूचना फलकावर लावण्यात आला आहे. उक्त फेरबदलाबाबत कोणत्याही व्यक्तीस सूचना/हरकती घ्यावयाची असल्यास त्यांनी ही सूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झाल्यापासून ३० (तीस) दिवसांचे आत आपली सूचना/हरकत महानगरपालिका आयुक्त, ठाणे महानगरपालिका, ठाणे यांचेकडे सादर करावी.

प्रदिप गोहील,

ठाणे,
दिनांक ३० जुलै २०१६.

सहायक संचालक, नगररचना,
ठाणे महानगरपालिका, ठाणे.

THANE MUNICIPAL CORPORATION, THANE
NOTICE

[U/s. 37 (1) of Maharashtra Regional and Town Planning Act, 1966]

No. TMC/TDD/DPIC/941

Whereas the Government in Urban Development Department under Government Notification No. TPS/1295/CR-222/94/UD-12, dated 28th April 1995 have accorded sanction to the draft Development Control Regulation with some modifications and differed sanction to some of the Regulations (hereinafter referred to as “the said Regulations”) under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) and the said Regulation have come into force with effect from 1st June 1995;

And whereas, the revised Development Plan of the city of Thane has been sanctioned by Government *vide* Notification No. TPS/1297/1319/CR-148/97/UD-12, dt. 4th October 1999 and came in to force from 22nd November 1999. Also the Excluded portion (EP) from revised Development Plan were sanctioned *vide* Government Notification No. TPS/1201/274/CR-28/2009/UD-12, dt. 3rd April 2003 and came in to force from 14th May 2003 (Here in after referred to as “The said sanctioned Development Plan”);

And whereas, State Government *vide* Order No. TPS-2413/NSK19/CR-245/2013/UD-9, dt. 15 January 2016 has directed to include regulations as per attached Appendix under Section 154 read with 37(1) of Maharashtra Regional Town Planning Act, 1966. The said order is applicable from the date of Order and Municipal Corporation to process modification under section 37(1) for submission to Government for final sanction. The said regulations under modification are shown in the table appended below :—

मंजूर विकास नियंत्रण नियमावली कलम १७२ मधील तरतुदी (१)	मंजूर विकास नियंत्रण नियमावली कलम १७२ मधील प्रस्तावित फेरबदल (२)
Byelaws for recycling and reuse of waste water :—	Regulations for Waste Water Treatment and Recycling :
(1) The use of potable domestic water for non potable uses like car washing, gardening, construction purposes, landscaping is forbidden by virtue of powers vested with Government.	A. TYPES OF WASTE WATER
(2) Unless otherwise stipulated, arrangements shall be provided as an integral part of all new layouts, having tenements more than 300 and wherever 0.5 MLD of water is supplied to commercial establishments provision for reuse of recycled water for purposes such as toilet flushing, gardening, car washing, construction purposes.	(1) Black Water : It means waste water from W.C. urinals and M.S.W.
(3) Any builder/individual applying for approval for construction of a new set of buildings should make provision for reuse of recycled water.	(2) Grey Water : It means waste water from bathroom, sinks and wash areas.
(4) The essential parts of a recycling system will be separate pipes for collecting grey water. The term grey water refers to the waste water generated from bathroom, laundry and kitchen.	(3) Apart from residential waste water. Waste water generated from industrial, medical, commercial usage shall also be treated as per guidelines given by the Pollution Control Board.
(5) Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to toilets, garden taps, car washing taps etc.	B. APPLICABILITY
	These regulations shall be applicable to all developments/ redevelopments, part developments on plots having an area of 4,000 sq.m, or more as well those mentioned under (C-2) to (C-6) shall have the provision for treatment, recycling and reuse of waste water. The applicant shall along with his application for obtaining necessary layout approval/building permission shall submit a plan showing the location of waste water treatment plant, furnishing details of calculations, references, implementation, etc. This plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

(१)	(२)
<p>(6) Only water from toilets should be let in to sewerage system.</p> <p>(7) Where ever arrangements from reuse of recycled water is provided additional arrangements for carrying the excess grey water to the sewerage system may also be provided.</p> <p>(8) The Corporation may in exceptional cases due to dearth of land or water logged areas exempt (with the approval from Municipal Commissioner) form providing facility for recycling the grey water.</p> <p>(9) The agency engaged for installation of system for reuse of recycled water should be in conformity with national standards.</p>	<p>C. REGULATIONS</p> <p>(C-1) <i>For layout approval / building permission</i></p> <p>I. In case of residential layouts, area admeasuring 4,000 sq.m.(1 acre) or more, in addition to the open space prescribed in the bye-laws, a separate space for waste water treatment and recycling plant should be earmarked in the layout.</p> <p>II. The recycled water shall be used for gardening, car washing, toilet flushing, irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes, etc.</p> <p>III. On the layout plan, all chambers, plumbing lines which are a part of waste water treatment should be marked an different colour while submitting the layout for approval to the concerned Municipal Corporation/Council/Approving authority.</p> <p>IV. Only provision for basic civil work and required machinery will be proposed by the concerned Municipal Corporation / Council. Other than this provision for additional machinery, pipes, tanks, landscape should be provided by owner/developer at his own cost.</p> <p>V. A clause must be included by the owner / developer in the purchase agreement that the purchaser, owner of the premises/ organization or society of the purchasers shall ensure that.</p> <p>(a) The recycled water is tested every six months either in Municipal Laboratory or in the laboratory approved by Municipal Corporation or by State Government and the result of which shall be made accessible to the competent Authority / EHO of the respective Ward Office.</p> <p>(b) Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be complied, Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective wards.</p> <p>(C-2) <i>Group Housing / Apartment Building</i></p> <p>(i) In case of group housing if the built-up area is 2,000 sq.m, or above or if consumption of water is 20,000 lit/day or more, or if a multi-storied building which has 50 tenements or more, then waste water treatment and recycling plant as mentioned in (C-1) should be constructed.</p> <p>(C-3) <i>Educational, Industrial, Commercial, Government, Semi-Government organization, hotels, lodging etc.</i></p> <p>(i) For all buildings in this category having a build-up area of 1,500 sq.m, or more and if water consumption is 20,000 lit/day or more, then provision for waste water treatment and recycling plant as mentioned in (C-1) is mandatory.</p>

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(C-4) Hospitals

- (i) All hospitals having 40 or more basis, must Provided a waste water treatment and recycling plant as mentioned in (C-1).

(C-5) Vehicle Servicing Garages

- (i) All vehicle servicing garages shall ensure that the waste water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1).

(C-6) Other hazardous uses

- (i) All other establishments/buildings where chances of waste water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned competent authority may direct the owners, users of such establishment, buildings to tread their waste water as per the directions laid in (C-1).

D. PENALTY

- (i) Any owner/ developer/ organization/ society violating the provisions of these bye-laws, shall be fined Rs. 2,500 on the day of detection and if the violation continues, than shall be fined Rs. 100 for every day as concrete action after written notice from the concerned competent authority.
- (ii) If the result of test as mentioned in (C-1 v.a.b.) are not satisfactory, then the concerned owner/developer/organization/ society shall be charged a penalty of Rs. 300 per day till the necessary preventive action is taken and disconnection of water connection also.

And whereas, Planning Authority has approved to the above modifications under section 37(1) of Maharashtra Regional Town Planning Act, 1966 *vide* it's resolution No. 27, dt. 20th April 2016.

And therefore, this notice is published inviting suggestions/objections from the public to carry out "The said Modification in said sanctioned Development Plan" as per the provisions under section 37 (1) of Maharashtra Regional and Town Planning Act, 1966. The Notice showing said modification in "said Development Control Regulation" is published and displayed on the notice board in the office of Assistant Director Town Planning, Town Development Department, Thane Municipal Corporation, Dr. Almeida Road, Panchpakhadi, Thane. The draft of such modification is also published on Thane Municipal Corporation's *website* www.tmctp.thanecity.gov.in. Any person interested may submit his suggestion or objection to the said modification within 30 (Thirty) days from the publication of this notice in *Maharashtra Government Gazette*, to the Municipal Commissioner, Thane Municipal Corporation, Thane.

P. L. GOHIL,

Asstt. Director Town Planning,
Thane Municipal Corporation, Thane.

Thane,
dated 30th July 2016.